

RENTAL MARKET REPORT

Saskatoon CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.6%	9.6%	9.9%	8.4%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$684 Avg. Rent	\$896 Avg. Rent	\$1,082 Avg. Rent	\$1,129 Avg. Rent

"Saskatoon's apartment vacancy rate declined this year on stronger demand conditions despite rising supply in both the primary and secondary rental markets."

Goodson Mwale
Senior Market Analyst (Saskatchewan)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while this rent increase is based only on structures common to the survey sample in both the current and previous year.

Highlights:

- After hitting a record high in the previous year, Saskatoon's overall rental apartment vacancy rate moved lower in October 2017 as rental demand increased.
- Same-sample¹ rents decreased for a second consecutive year.
- The rental condominium market eased further this fall, with the vacancy rate rising due to an expanding supply of units.

Apartment vacancy rate declines but remains high

According to the results of CMHC's Rental Market Survey conducted in October 2017, the vacancy rate² in the primary rental market in the Saskatoon Census Metropolitan Area (CMA) was 9.6%, down from 10.3% in October 2016. While rental demand increased between the two surveys, supply in both the primary and secondary rental markets continued to rise, thus keeping the vacancy rate elevated this year by historical standards.

Job growth and international migration supporting demand for rental housing

A return to growth in employment and positive international migration contributed to a rise in rental demand this fall. After contracting in the previous year, full-time employment was up 2.1 %, year-over-year, through September 2017. However, job losses continued to occur among

the typical renter age group of 15-24 years, although this was less pronounced than in the previous year. While labour market conditions in Saskatoon have improved, the unemployment rate remains elevated and is above the national average. This has negatively impacted interprovincial migration. On the other hand, international migration continued to be an important source of rental demand. As such, the number of occupied purpose-built units rose by approximately 357 units in the current survey from last year's survey.

Growth in rental supply of purpose-built apartments continued this fall. Since 2013, more than 1,200 rental apartments have been initiated in the Saskatoon CMA. In October 2017, Saskatoon's apartment rental universe rose to 13,798 units from 13,507 in October 2016. As well, the supply of rental condominiums in the

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secondary market increased further this year. These factors together tempered the decline in rental vacancies, following the recovery in rental demand this year.

Turnover rate³

The overall turnover rate in the Saskatoon CMA was 37.0% this fall, compared to 39.3% in October 2016. The change in the turnover rate between the two surveys was statistically insignificant. Neighbourhoods in the northeast

Figure 1



Source: CMHC, October Rental Market Survey - Structures of 30+ units

¹ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

² Based on privately initiated rental apartment structures of three or more units.

³ A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12-month period. This includes tenants who move into a different unit in the same building during this time period.

reported an increase in the tenant turnover rate to 38.2% from 31.1%. This area also reported the largest increase in the rental apartment universe between the two surveys.

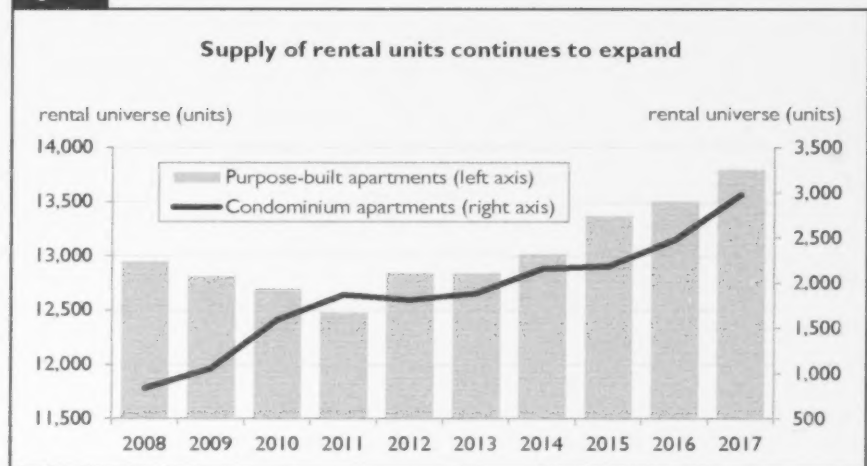
Vacancy rate keeps downward pressure on rents

Same-sample rents for two-bedroom apartments in Saskatoon declined for a second consecutive year in October 2017, down 1.3% from October 2016. Current market conditions of elevated supply have continued to favour renters, which has resulted in a number of landlords offering rental discounts or other incentives in order to retain and attract new tenants. In new and existing structures, the average monthly rent¹ for a two-bedroom apartment in the Saskatoon CMA was \$1,082 in October 2017, compared to \$1,100 in October 2016.

Increasing supply pushes condo vacancies higher

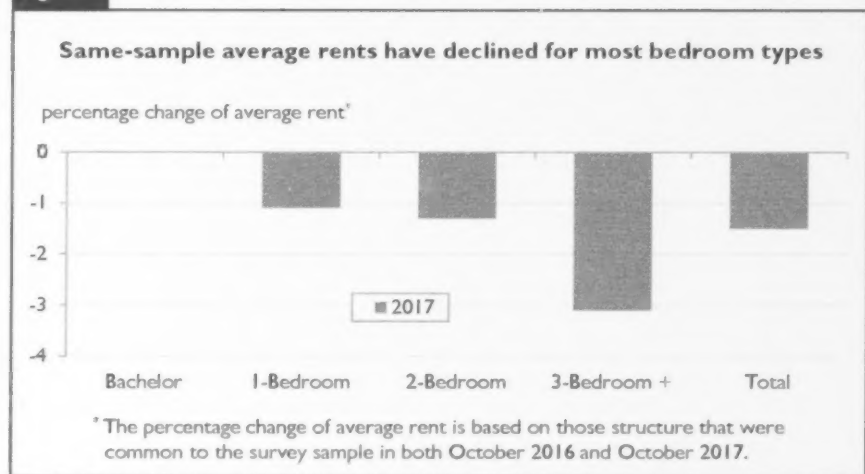
In Saskatoon's secondary rental market, investor-owned rental condominium apartments continued to provide alternative housing options for renters. New construction of condominium apartments reached a 32-year high in 2014. Although production has subsided in subsequent years, a high inventory of condominium apartments in the ownership market over the past several months has resulted in a portion of these units being made available in the secondary rental market. This fall, Saskatoon's

Figure 2



Source: CMHC, October Surveys

Figure 3

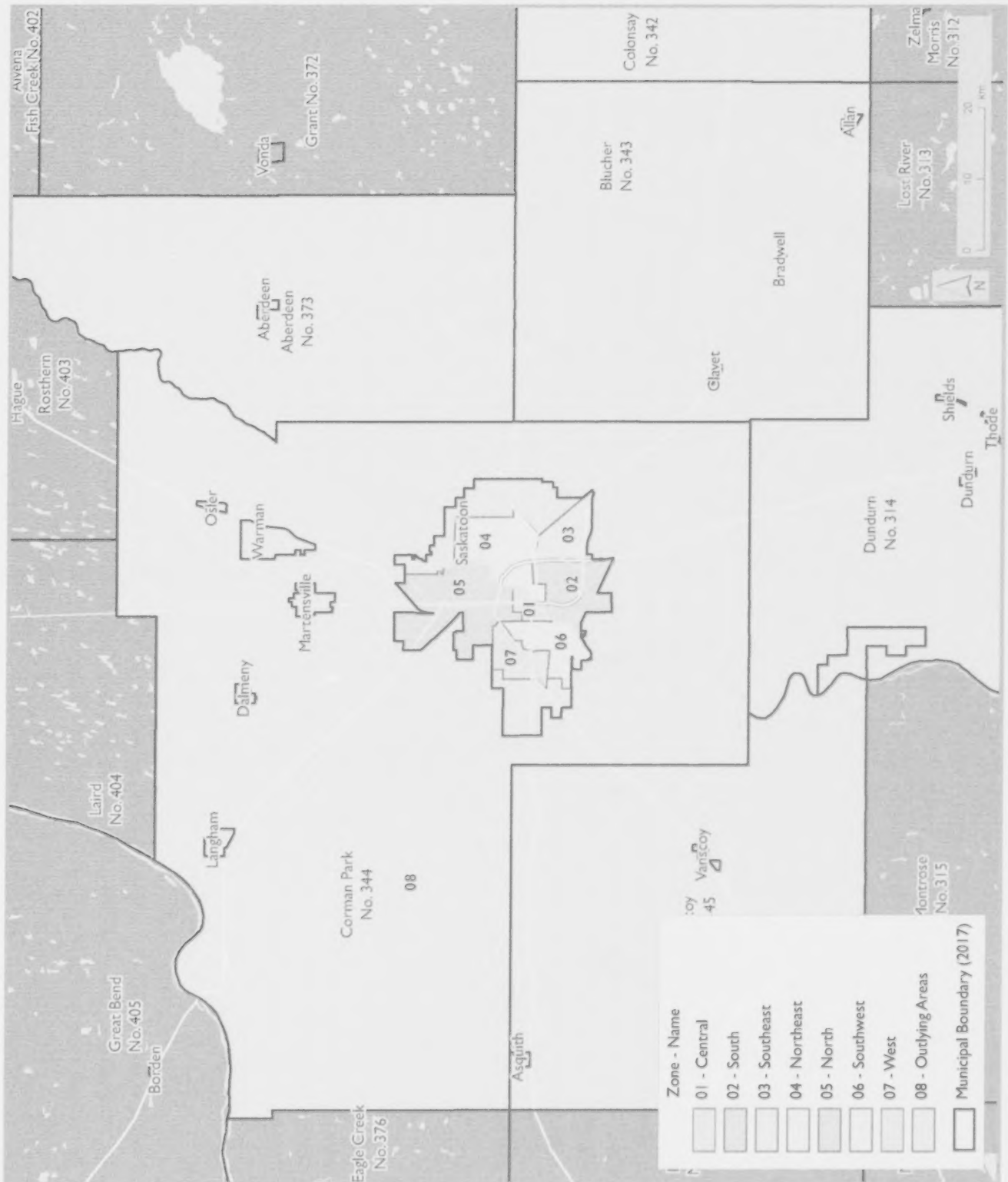


Source: CMHC Rental Market Survey (October)

condominium universe rose 7.6% to 11,773 units from 10,946 in October 2016. Likewise, the proportion of the condominium apartment universe identified as rental increased to 25.3% this

October from 22.6% last fall. This contributed to a rise in the condominium rental vacancy rate to 6.4% in October 2017 from 3.1% in October 2016.

¹ Rents may not include utilities such as heating and electricity.



RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	Central - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	South - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	Southeast - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	Northeast - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	North - North : Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	Southwest - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	West - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
Zones 1-7	Saskatoon City
Zone 8	Outlying Areas
Zones 1-8	Saskatoon CMA

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- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
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- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

I.1.1 Private Apartment Vacancy Rates (%)**by Zone and Bedroom Type****Saskatoon CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	9.3	8.3	7.0	7.3	9.8	9.1	24.0	**	8.6	8.5
Zone 2 - South	5.6	8.1	6.5	7.8	11.0	6.1	8.7	6.6	8.6	7.0
Zone 3 - Southeast	**	**	5.3	8.7	12.0	12.0	3.3	31.5	10.0	11.5
Zone 4 - Northeast	3.8	2.9	7.1	10.7	7.6	5.6	17.7	6.0	7.7	7.0
Zone 5 - North	**	**	14.9	16.3	14.9	19.4	**	**	15.1	18.3
Zone 6 - Southwest	**	**	18.4	17.1	18.2	13.1	6.2	4.5	16.3	13.4
Zone 7 - West	9.5	2.9	6.9	5.8	10.1	8.3	5.2	4.7	9.0	7.4
Saskatoon City (Zones 1-7)	8.7	7.6	8.6	9.5	11.8	9.8	8.4	8.9	10.3	9.6
Zone 8 - Outlying Areas	**	**	**	**	11.1	**	**	**	9.2	14.9
Saskatoon CMA	8.6	7.6	8.6	9.6	11.8	9.9	8.1	8.4	10.3	9.6

I.1.2 Private Apartment Average Rents (\$)**by Zone and Bedroom Type****Saskatoon CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	741	687	945	917	1,191	1,203	1,332	1,435	1,024	1,007
Zone 2 - South	673	671	895	881	1,135	1,103	1,283	1,236	1,002	980
Zone 3 - Southeast	709	690	859	840	1,034	1,030	1,279	1,379	985	980
Zone 4 - Northeast	645	615	892	905	1,150	1,163	1,498	1,426	1,050	1,063
Zone 5 - North	691	688	934	945	1,108	1,120	**	**	1,041	1,057
Zone 6 - Southwest	689	626	841	792	1,001	906	1,135	859	972	864
Zone 7 - West	805	880	977	996	1,100	1,095	1,215	1,186	1,078	1,070
Saskatoon City (Zones 1-7)	704	684	909	897	1,101	1,084	1,225	1,122	1,020	999
Zone 8 - Outlying Areas	**	**	**	**	794	863	1,148	1,230	902	966
Saskatoon CMA	703	684	909	896	1,100	1,082	1,223	1,129	1,019	999

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	208	203	1,188	1,191	806	810	48	39	2,250	2,243
Zone 2 - South	214	214	1,638	1,570	1,647	1,532	59	59	3,558	3,375
Zone 3 - Southeast	20	20	426	430	1,044	1,058	30	42	1,520	1,550
Zone 4 - Northeast	80	74	404	440	663	831	59	78	1,206	1,423
Zone 5 - North	15	15	397	416	634	674	15	15	1,061	1,120
Zone 6 - Southwest	35	47	522	563	920	978	156	156	1,633	1,744
Zone 7 - West	32	32	508	507	1,448	1,459	223	223	2,211	2,221
Saskatoon City (Zones 1-7)	604	605	5,083	5,117	7,162	7,342	590	612	13,439	13,676
Zone 8 - Outlying Areas	1	1	12	19	31	78	24	24	68	122
Saskatoon CMA	605	606	5,095	5,136	7,193	7,420	614	636	13,507	13,798

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	11.9	16.7	9.1	9.1	14.6	12.9	26.3	**	11.7	11.6
Zone 2 - South	6.6	8.6	7.0	9.4	12.5	7.4	10.2	8.1	9.6	8.4
Zone 3 - Southeast	**	**	5.3	10.2	12.9	14.3	13.1	33.7	10.9	13.6
Zone 4 - Northeast	3.8	2.9	8.8	12.4	10.8	8.0	21.4	6.0	10.2	9.0
Zone 5 - North	**	**	15.9	20.4	17.1	21.3	**	**	16.8	21.2
Zone 6 - Southwest	**	**	26.5	25.1	23.3	16.1	17.2	4.5	23.2	18.0
Zone 7 - West	13.4	2.9	9.3	6.9	14.6	10.1	7.9	5.7	12.8	8.9
Saskatoon City (Zones 1-7)	10.1	11.8	10.6	12.0	14.9	12.0	14.6	9.6	13.1	11.9
Zone 8 - Outlying Areas	**	**	**	**	11.1	**	**	**	9.2	**
Saskatoon CMA	10.1	11.8	10.6	12.1	14.8	12.1	14.2	10.3	13.0	12.0

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Central	++	++	-0.7	-1.1	0.0	++	++	++	-1.4	++
Zone 2 - South	++	++	-1.8	-0.8	-0.5	-2.0	2.1	-1.5	-0.9	-1.7
Zone 3 - Southeast	++	++	-2.9	++	-2.4	++	++	++	-2.4	++
Zone 4 - Northeast	2.6	++	++	++	-1.6	++	++	++	-1.1	++
Zone 5 - North	++	0.0	0.8	++	0.6	++	0.0	0.0	0.6	-0.5
Zone 6 - Southwest	++	++	++	-4.3	++	-6.8	-1.8	-8.1	++	-6.4
Zone 7 - West	++	1.0	++	++	-0.6	++	1.4	++	++	++
Saskatoon City (Zones 1-7)	++	++	-0.9	-1.1	-0.9	-1.4	0.4	-3.2	-0.9	-1.5
Zone 8 - Outlying Areas	0.0	0.0	0.0	0.0	++	7.1	0.0	3.8	++	4.8
Saskatoon CMA	++	++	-0.9	-1.1	-0.9	-1.3	0.3	-3.1	-0.9	-1.5

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	0.0	0.0	40.0	0.0	38.0	0.0	0.0	0.0	39.3	0.0
Zone 2 - South	0.0	0.0	30.1	0.0	0.0	0.0	0.0	0.0	33.3	0.0
Zone 3 - Southeast	0.0	0.0	0.0	0.0	33.5	0.0	0.0	0.0	33.9	0.0
Zone 4 - Northeast	29.7	0.0	35.6	0.0	27.7	0.0	54.9	0.0	31.1	38.3
Zone 5 - North	0.0	0.0	39.7	29.6	37.6	30.2	0.0	0.0	36.7	29.5
Zone 6 - Southwest	0.0	0.0	51.4	0.0	47.0	28.9	0.0	0.0	48.8	28.5
Zone 7 - West	0.0	0.0	55.9	0.0	50.2	0.0	40.4	0.0	50.4	0.0
Saskatoon City (Zones 1-7)	0.0	0.0	38.9	34.6	39.9	38.3	36.3	0.0	39.2	36.5
Zone 8 - Outlying Areas	0.0	0.0	0.0	0.0	0.0	41.0	0.0	0.0	0.0	0.0
Saskatoon CMA	0.0	0.0	38.9	34.7	39.9	38.4	37.8	0.0	39.3	36.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
Pre 1940	14.5	7.3	10.4	8.6	10.0	4.7	21.4	**	11.3	7.1
1940 - 1959	0.0	**	11.0	**	4.7	3.3	21.6	**	8.8	11.0
1960 - 1974	7.1	8.9	7.8	10.4	12.7	12.5	10.8	6.0	9.8	11.0
1975 - 1989	9.1	2.6	8.7	8.7	11.1	11.1	6.8	7.5	10.0	10.0
1990 - 2004	-	-	2.1	**	5.3	**	**	**	4.9	2.6
2005+	**	-	**	16.0	17.4	4.0	7.9	12.2	15.2	5.6
Total	8.6	7.6	8.6	9.6	11.8	9.9	8.1	8.4	10.3	9.6

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
Pre 1940	745	651	863	818	1,002	970	**	**	882	842
1940 - 1959	662	639	803	807	969	960	1,395	1,263	866	879
1960 - 1974	673	659	874	851	1,069	1,045	1,243	1,207	946	917
1975 - 1989	761	792	943	939	1,073	1,070	1,139	1,049	1,027	1,020
1990 - 2004	-	-	972	943	1,155	1,158	1,270	1,325	1,136	1,136
2005+	**	-	1,294	1,225	1,323	1,200	1,384	1,437	1,333	1,219
Total	703	684	909	896	1,100	1,082	1,223	1,129	1,019	999

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%)
by Year of Construction and Bedroom Type
Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
Pre 1940	51.6	??	??	??	??	??	??	??	40.7	24.4
1940 - 1959	??	??	??	??	??	??	??	??	??	??
1960 - 1974	28.5	??	34.3	??	??	??	??	??	36.0	??
1975 - 1989	??	??	44.0	33.7	41.8	??	37.6	??	42.3	37.3
1990 - 2004	-	-	??	??	18.1	??	??	??	19.0	??
2005+	-	-	??	??	43.1	??	??	??	44.1	??
Total	??	??	38.9	34.7	39.9	38.4	37.8	??	39.3	36.7

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
3 to 5 Units	??	??	6.5	??	9.4	??	4.6	9.5	6.3	11.2
6 to 19 Units	7.2	10.8	8.9	12.7	13.3	14.2	??	??	10.8	13.2
20 to 49 Units	13.6	5.1	9.5	9.7	12.3	12.6	8.0	5.1	11.1	10.9
50 to 99 Units	6.2	4.3	8.0	6.2	9.5	4.9	13.0	15.4	9.1	5.8
100+ Units	??	??	5.6	4.0	12.3	3.2	??	??	9.3	3.4
Total	8.6	7.6	8.6	9.6	11.8	9.9	8.1	8.4	10.3	9.6

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
3 to 5 Units	563	601	724	707	968	949	1,293	1,249	1,058	923
6 to 19 Units	648	648	824	802	1,009	972	1,129	1,033	897	869
20 to 49 Units	764	723	907	899	1,049	1,039	1,135	1,011	998	980
50 to 99 Units	681	661	986	981	1,183	1,161	1,378	1,426	1,113	1,099
100+ Units	**	**	1,111	1,086	1,330	1,306	**	**	1,227	1,205
Total	703	684	909	896	1,100	1,082	1,223	1,129	1,019	999

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	14.1	**	10.2	14.9	10.2	6.5	8.1	8.6	5.1	3.9
Zone 2 - South	5.9	0.0	7.3	8.0	7.8	8.2	5.1	4.1	**	**
Zone 3 - Southeast	**	**	7.8	**	14.1	15.4	6.5	9.7	**	**
Zone 4 - Northeast	**	**	6.6	11.2	6.0	6.8	10.1	4.4	-	-
Zone 5 - North	**	**	10.5	18.9	15.1	20.2	**	11.2	-	-
Zone 6 - Southwest	2.9	12.0	24.4	20.9	14.9	12.1	**	**	-	-
Zone 7 - West	**	**	**	**	8.7	6.4	9.9	2.7	**	**
Saskatoon City (Zones 1-7)	6.5	12.9	10.8	13.2	11.1	10.7	9.1	5.8	9.3	3.4
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	-	-
Saskatoon CMA	6.3	11.2	10.8	13.2	11.1	10.9	9.1	5.8	9.3	3.4

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%)
by Structure Size and Bedroom Type
Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
3 to 5 Units										
6 to 19 Units			35.6		41.8				37.2	
20 to 49 Units	61.4		45.6		42.0	27.2	31.7		43.4	28.8
50 to 99 Units			33.8		36.1		48.8	55.7	35.9	
100+ Units						59.2				55.3
Total			38.9	34.7	39.9	38.4	37.8		39.3	36.7

1.4 Private Apartment Vacancy Rates (%)¹
by Rent Range and Bedroom Type
Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA										
LT \$400										
\$400 - \$499										
\$500 - \$599	9.6									
\$600 - \$699	8.2	12.3	10.0	10.1					10.1	11.2
\$700 - \$799	11.4	8.3	8.6	15.9	12.3			100.0	9.6	14.6
\$800+	9.0		8.9	7.5	11.8	10.8	7.9	6.6	10.6	9.5
Total	8.6	7.6	8.6	9.6	11.8	9.9	8.1	8.4	10.3	9.6

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	-	-	0.0	0.0	4.5	0.0	0.0	0.0	5.3	0.0
Zone 2 - South	0.0	0.0	0.0	0.0	0.0	7.1	0.0	0.0	0.0	5.8
Zone 3 - Southeast	-	-	-	-	-	-	0.0	0.0	0.0	0.0
Zone 4 - Northeast	-	-	-	0.0	-	0.0	7.3	3.6	7.3	3.6
Zone 5 - North	0.0	0.0	0.0	0.0	0.0	0.0	-	-	0.0	0.0
Zone 6 - Southwest	-	-	-	-	0.0	0.0	0.0	0.0	2.7	1.8
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	0.0	0.0	0.0	0.0	3.5	6.9	6.6	2.7	5.6	4.8
Zone 8 - Outlying Areas	-	-	-	-	0.0	0.0	0.0	0.0	0.0	0.0
Saskatoon CMA	0.0	0.0	0.0	0.0	6.5	0.0	6.5	2.7	6.6	5.1

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	-	-	0.0	0.0	953	0.0	0.0	0.0	983	1,055
Zone 2 - South	0.0	0.0	0.0	0.0	0.0	1,313	0.0	0.0	0.0	1,365
Zone 3 - Southeast	-	-	-	-	-	-	0.0	0.0	0.0	0.0
Zone 4 - Northeast	-	-	-	0.0	-	0.0	1,435	1,435	1,435	1,435
Zone 5 - North	0.0	0.0	0.0	0.0	0.0	0.0	-	-	0.0	0.0
Zone 6 - Southwest	-	-	-	-	0.0	0.0	0.0	0.0	1,224	0.0
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	0.0	0.0	0.0	0.0	1,227	1,262	1,364	1,380	1,306	1,324
Zone 8 - Outlying Areas	-	-	-	-	829	817	0.0	0.0	841	851
Saskatoon CMA	0.0	0.0	0.0	0.0	1,117	1,145	1,358	1,374	1,247	1,264

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	0	0	10	10	22	22	6	6	38	38
Zone 2 - South	1	1	7	7	198	198	154	155	360	361
Zone 3 - Southeast	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	0	6	0	6	55	55	55	67
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saskatoon City (Zones 1-7)	2	2	20	26	232	238	369	370	623	636
Zone 8 - Outlying Areas	0	0	0	0	81	83	10	12	91	95
Saskatoon CMA	2	2	20	26	313	321	379	382	714	731

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	-	-	0.0	0.0	4.5	0.0	0.0	0.0	5.3	0.0
Zone 2 - South	0.0	0.0	0.0	0.0	0.0	9.1	0.0	0.0	0.0	7.5
Zone 3 - Southeast	-	-	-	-	-	-	0.0	0.0	0.0	0.0
Zone 4 - Northeast	-	-	-	0.0	-	0.0	12.7	5.5	12.7	5.5
Zone 5 - North	0.0	0.0	0.0	0.0	0.0	0.0	-	-	0.0	0.0
Zone 6 - Southwest	-	-	-	-	0.0	0.0	0.0	0.0	5.4	1.8
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	0.0	0.0	0.0	0.0	5.7	8.6	8.7	3.6	7.7	6.0
Zone 8 - Outlying Areas	-	-	-	-	0.0	0.0	0.0	0.0	0.0	0.0
Saskatoon CMA	0.0	0.0	0.0	0.0	8.1	8.3	8.6	3.8	8.4	6.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
	to	to	to	to	to	to	to	to	to	to
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	-	-	++	++	2.8	++	++	++	++	-2.8
Zone 2 - South	++	++	++	++	++	++	++	++	++	++
Zone 3 - Southeast	-	-	-	-	-	-	++	++	++	++
Zone 4 - Northeast	-	-	-	++	-	++	0.3	0.0	0.3	++
Zone 5 - North	++	++	++	++	++	++	-	-	++	++
Zone 6 - Southwest	-	-	-	-	++	++	++	++	-0.4	++
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	++	++	++	++	++	++	++	1.4	++	++
Zone 8 - Outlying Areas	-	-	-	-	-1.4	-1.8	++	++	-1.4	-1.8
Saskatoon CMA	++	++	++	++	++	++	++	1.5	++	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	-	-	++	++	27.3	++	++	++	23.5	++
Zone 2 - South	++	++	++	++	++	++	++	++	++	++
Zone 3 - Southeast	-	-	-	-	-	-	++	++	++	++
Zone 4 - Northeast	-	-	-	-	-	-	36.4	36.4	36.4	36.4
Zone 5 - North	++	++	++	++	++	++	-	-	++	++
Zone 6 - Southwest	-	-	-	-	++	++	++	++	10.7	++
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	++	++	++	++	++	++	31.8	53.6	34.0	48.9
Zone 8 - Outlying Areas	-	-	-	-	++	++	++	++	++	++
Saskatoon CMA	++	++	++	++	++	++	31.3	53.1	34.9	47.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our *Methodology* page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	9.3	8.3	7.0	7.2	9.7	9.0	21.4	26.8	8.5	8.4
Zone 2 - South	5.6	8.1	6.5	8.1	10.1	6.2	8.5	3.4	8.3	6.9
Zone 3 - Southeast	**	**	5.3	8.7	12.0	12.0	8.7	19.0	10.1	11.4
Zone 4 - Northeast	3.8	2.9	7.1	10.7	7.6	5.6	12.9	5.0	7.7	6.9
Zone 5 - North	**	**	14.9	16.3	14.8	19.1	**	**	15.0	18.2
Zone 6 - Southwest	**	**	18.4	17.1	18.3	13.1	4.9	3.1	15.5	12.7
Zone 7 - West	9.5	2.9	6.9	5.8	10.1	8.3	5.2	4.7	9.0	7.4
Saskatoon City (Zones 1-7)	8.7	7.6	8.6	9.6	11.5	9.7	7.7	6.5	10.1	9.3
Zone 8 - Outlying Areas	**	**	**	**	13.3	**	0.0	0.0	11.5	11.4
Saskatoon CMA	8.6	7.6	8.6	9.7	11.6	9.8	7.5	6.2	10.1	9.4

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	741	687	943	916	1,185	1,197	1,355	1,451	1,023	1,008
Zone 2 - South	673	671	895	882	1,150	1,127	1,391	1,387	1,036	1,017
Zone 3 - Southeast	709	690	859	840	1,034	1,030	1,289	1,307	995	989
Zone 4 - Northeast	645	615	892	905	1,150	1,163	1,470	1,430	1,067	1,080
Zone 5 - North	691	688	934	945	1,106	1,117	**	**	1,039	1,055
Zone 6 - Southwest	689	626	841	792	1,002	906	1,161	988	987	890
Zone 7 - West	805	880	977	996	1,100	1,095	1,215	1,186	1,078	1,070
Saskatoon City (Zones 1-7)	704	684	908	897	1,105	1,089	1,275	1,222	1,032	1,014
Zone 8 - Outlying Areas	**	**	**	**	819	837	1,112	1,215	868	916
Saskatoon CMA	703	684	908	896	1,101	1,084	1,271	1,221	1,030	1,012

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	208	203	1,198	1,201	828	832	54	45	2,288	2,281
Zone 2 - South	215	215	1,645	1,577	1,845	1,730	213	214	3,918	3,736
Zone 3 - Southeast	20	20	426	430	1,044	1,058	80	92	1,570	1,600
Zone 4 - Northeast	80	74	404	446	663	837	114	133	1,261	1,490
Zone 5 - North	16	16	400	419	638	678	15	15	1,069	1,128
Zone 6 - Southwest	35	47	522	563	928	986	260	260	1,745	1,856
Zone 7 - West	32	32	508	507	1,448	1,459	223	223	2,211	2,221
Saskatoon City (Zones 1-7)	606	607	5,103	5,143	7,394	7,580	959	982	14,062	14,312
Zone 8 - Outlying Areas	1	1	12	19	112	161	34	36	159	217
Saskatoon CMA	607	608	5,115	5,162	7,506	7,741	993	1,018	14,221	14,529

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	11.9	16.7	9.1	9.1	14.3	12.7	23.5	26.8	11.6	11.5
Zone 2 - South	6.6	8.5	7.0	9.6	11.8	7.6	9.9	4.7	9.4	8.3
Zone 3 - Southeast	0.0	0.0	5.3	10.2	12.9	14.3	12.4	20.1	10.9	13.4
Zone 4 - Northeast	3.8	2.9	8.8	12.4	10.8	8.0	17.4	5.8	10.3	8.8
Zone 5 - North	0.0	0.0	15.9	20.4	16.9	21.1	0.0	0.0	16.6	21.0
Zone 6 - Southwest	0.0	0.0	26.5	25.1	23.3	16.1	13.7	3.1	22.2	17.0
Zone 7 - West	13.4	2.9	9.3	6.9	14.6	10.1	7.9	5.7	12.8	8.9
Saskatoon City (Zones 1-7)	10.1	11.8	10.6	12.1	14.6	11.9	12.5	7.3	12.8	11.7
Zone 8 - Outlying Areas	0.0	0.0	0.0	0.0	13.3	0.0	0.0	0.0	11.5	0.0
Saskatoon CMA	10.1	11.8	10.6	12.2	14.6	11.9	12.2	7.9	12.8	11.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to	Oct-16 to	Oct-15 to	Oct-16 to	Oct-15 to	Oct-16 to	Oct-15 to	Oct-16 to	Oct-15 to	Oct-16 to
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	++	++	-0.6	-1.2	++	++	++	++	-1.3	++
Zone 2 - South	++	++	-1.8	-0.8	-0.5	-1.7	1.2	-0.4	-0.8	-1.5
Zone 3 - Southeast	++	++	-2.9	++	-2.4	++	1.5	++	-2.1	++
Zone 4 - Northeast	2.6	++	++	++	-1.6	++	++	-1.2	-1.0	++
Zone 5 - North	++	++	0.8	++	0.6	-0.6	++	++	0.6	-0.5
Zone 6 - Southwest	++	++	++	-4.3	++	-6.8	-1.9	-5.8	++	-5.2
Zone 7 - West	++	1.0	++	++	-0.6	++	1.4	++	++	++
Saskatoon City (Zones 1-7)	++	++	-0.9	-1.1	-0.9	-1.3	0.3	-2.1	-0.8	-1.4
Zone 8 - Outlying Areas	++	++	++	++	-0.8	1.2	++	3.1	-1.1	1.0
Saskatoon CMA	++	++	-0.9	-1.1	-0.9	-1.3	0.3	-2.1	-0.8	-1.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	++	++	39.7	++	37.7	++	++	++	39.1	++
Zone 2 - South	++	++	30.1	++	++	++	++	37.1	34.0	++
Zone 3 - Southeast	++	++	++	++	33.5	++	39.9	++	34.1	++
Zone 4 - Northeast	29.7	++	35.6	++	27.7	++	43.6	++	31.4	38.3
Zone 5 - North	++	++	39.7	29.6	37.4	30.4	++	++	36.6	29.6
Zone 6 - Southwest	++	++	51.4	++	46.9	28.9	++	++	46.4	++
Zone 7 - West	++	++	55.9	++	50.2	++	40.4	++	50.4	++
Saskatoon City (Zones 1-7)	++	++	38.8	34.5	39.8	38.4	++	43.8	39.0	37.1
Zone 8 - Outlying Areas	++	++	++	++	++	++	++	++	++	++
Saskatoon CMA	++	++	38.8	34.7	39.9	38.4	++	44.5	39.1	37.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%)
Saskatoon CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA	3.1	6.4	10.3	9.6

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹
Average Rents (\$) by Bedroom Type
Saskatoon CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Saskatoon CMA	66	684	903	896	1,263	1,082	1,308	1,129

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
Saskatoon CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA	**	**	1,050	903	1,328	1,263	**	1,308	1,340	1,255

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
by Building Size
Saskatoon CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA				
3 to 24 Units	3.0	**	10.0	11.7
25 to 49 Units	8.6	**	12.0	11.7
50+ Units	1.8	5.8	9.2	5.1
Total	3.1	6.4	10.3	9.6

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Saskatoon CMA - October 2017**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA	10,946	11,773	2,472	2,976	22.6	25.3	3.1	6.4

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Saskatoon CMA - October 2017**

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Saskatoon CMA								
3 to 24 Units	1,328	1,357	347	393	26.1	28.9	3.0	**
25 to 49 Units	2,179	2,278	386	485	17.7	21.3	8.6	**
50+ Units	7,439	8,138	1,744	2,103	23.4	25.8	1.8	5.8
Total	10,946	11,773	2,472	2,976	22.6	25.3	3.1	6.4

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- — No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100]
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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